

**BOARD OF ADJUSTMENT**  
**A \* G \* E \* N \* D \* A**

Roll Call as Follows:

- ( ) Steven Shell, Chairperson**
- ( ) Ann Holden, Vice-Chairperson**
- ( ) Rob Kulakofsky**
- ( ) Bob Lanning**
- ( ) Paula Meade**
- ( ) Mark Ross**
- ( ) Al Wiruth**

Study Session/Luncheon . . . . . **Wednesday, April 27, 2005,  
12 Noon, Mayor and Council  
Conference Room City Hall,  
255 West Alameda Street**

Statement of cases and distribution of materials with respect to items scheduled for regular meeting, including a general discussion of proposed revisions to the Board's Rules and Regulations. Updates from City Attorney's Office.

Regular Meeting . . . . . **Wednesday, April 27, 2005,  
1:30 p.m., Mayor and Council  
Chambers, City Hall,  
255 West Alameda St.**

**AT OR AFTER 1:30 P.M.**

**C10-05-16 MONIER RESIDENCE GARAGE/R. AND L. MONIER, 8921 EAST BAKER STREET, R-1**

The applicants' property is an 8,000 square foot lot developed with a single-family residence and attached two-car carport. The applicants propose to enclose and expand the carport to create a two-car garage with a reduced setback. Tucson Land Use Code (LUC) Sections applicable to this project include, in part, the following: Section 2.3.4, which provides the development criteria applicable to residential development in the R-1 zone and Sections 3.2.3, 3.2.5 and Section 3.2.6 which provide the building setback criteria for all principal and accessory structures. The applicants are requesting variances to allow the garage a reduced front street setback and to allow a reduced driveway length, as shown on the submitted plan.

**C10-05-17 SHELTON RESIDENCE CARPORT ADDITION/M. SHELTON, 6975 EAST GOLF LINKS CIRCLE, O-3**

The applicant's property is an approximate 3,000 square foot lot developed with a townhome. The applicant proposes to construct a carport with a reduced setback. Tucson Land Use Code (LUC) Sections applicable to this project include, in part, the following: Section 2.4.3, which provides the development criteria applicable to residential development in the O-3 zone and Sections 3.2.3, 3.2.5 and Section 3.2.6 which provide the building setback criteria for all principal and accessory structures. The applicant is requesting variances to allow the carport to be constructed with a reduced front street setback and a reduced driveway length, as shown on the submitted plan.

**C10-05-18 MOSS RESIDENCE GARAGE/C. MOSS, 610 NORTH MANN AVE., R-1**

The applicant's property is an approximately 8,800 square foot lot developed with a single-family residence and attached carport. The applicant proposes to remove the carport and construct a garage with reduced setbacks. Tucson Land Use Code (LUC) Sections applicable to this project include, in part, the following: Section 2.3.4, which provides the development criteria applicable to residential development in the R-1 zone and Sections 3.2.3, 3.2.5 and Section 3.2.6 which provide the building setback criteria for all principal and accessory structures, and Section 3.3.7 which provides the criteria for motor vehicle parking spaces. The applicant is requesting variances to allow the garage to be constructed with a reduced driveway length and reduced front and perimeter yard setbacks, as shown on the submitted plan.

**C10-05-19 JALISCO RESTAURANT AND TORTILLA FACTORY RENOVATION/T. AND N. SOLORZANO, 425 W. IRVINGTON ROAD, C-2**

The applicant's property is an 18,749 square foot lot developed with a restaurant and tortilla factory. The applicant proposes to remodel the bathrooms, expand the kitchen area, and add an outside porch (seating area). The site area has expanded with the addition of the adjacent vacant lot proposed for additional parking, loading, refuse collection area, and landscaping. The proposed renovation and site area expansion requires compliance with applicable Land Use Code requirements. Tucson Land Use Code (LUC) Sections applicable to this project include, in part, the following: Section 2.5.4, which provides the development criteria applicable to commercial development in the C-2 zone and Section 3.3.4 which provides the criteria for

off-street motor vehicle parking. The applicant is requesting a variance to reduce the number of off-street motor vehicle parking spaces, as shown on the submitted plan.

**C10-05-20 McCULLEN RESIDENCE LIVING AREA EXPANSION/J. AND L. McCULLEN,  
3348 NORTH FORGEUS AVENUE, R-1**

The applicants' property is an 11,000 square foot lot developed with a three bedroom single-family residence and attached garage. The applicants propose to convert the garage into sleeping quarters consisting of two bedrooms, one half bathroom and one three-quarter bathroom and a living area. The proposed expansion requires the property to be brought into compliance with parking and maneuvering requirements applicable to single-family dwellings with five or more bedrooms. Tucson Land Use Code (LUC) Sections applicable to this project include, in part, the following: Section 2.3.4, which provides the development criteria applicable to residential development in the R-1 zone and Section 3.5.7 which provides the development criteria for onsite residential parking and maneuvering requirements. The applicants are requesting variances to allow the existing driveway to meet the parking requirements for the residence, as shown on the submitted plan.

**C10-05-21 BARRIO VIEJO VILLAS BED AND BREAKFAST/BARRIO VIEJO VILLAS LLC,  
526 SOUTH STONE AVENUE, C-3**

The applicant's property is a 35,130 square foot lot developed with single-family residential use. The applicant proposes to convert the single-family dwelling into a Bed and Breakfast (traveler's accommodations). The proposed use is a change of use and requires the site to be brought into compliance with all applicable development criteria for commercial development. Tucson Land Use Code (LUC) Sections applicable to this project include, in part, the following: Section 2.5.5, which provides the development criteria applicable to commercial development in the C-3 zone, Section 3.2.8 which provides the development criteria for streets, and Section 3.3.7 which provides the criteria for vehicular use areas and Sections 3.7.2 and 3.7.3 landscape and screening requirements. The applicant is requesting variances to delete the requirement to apply street standards to an existing rear easement; reduce the widths of the Parking Area Access Lanes (PAALS); eliminate one of the internal sidewalks; and to allow the front screen wall to remain in the location constructed, as shown on the submitted plan.

**C10-05-22 REDSKY STUDIOS TENANT IMPROVEMENT/BIRDS OF A FEATHER, 561  
NORTH FOURTH AVENUE, C-3**

The site is a 5,174 square foot lot developed with a 4,368 square foot commercial building within the Fourth Avenue Merchants Association district. The applicant proposes to lease a 1,357 square foot space for a personal service use. The proposed use is change of use and requires compliance with all applicable Land Use Code requirements. Tucson Land Use Code (LUC) Sections applicable to this project include, in part, the following: Section 2.5.5, which provides the development criteria applicable to commercial development in the C-3 zone and Section 3.3.4 which provides the criteria for off-street motor vehicle parking. The applicant is requesting a variance to eliminate the required number of off-street motor vehicle parking spaces.

- A. C10-05-11 STARR RESIDENCE FREESTANDING RV COVER, 3440 EAST LIND ROAD, R-3; “Request by Neighbor for Reconsideration of the Board’s March 30, 2005 Approval”**
- B. Chairman, Opportunity to Speak on Scheduled Agenda Items
- C. Vice Chairman, Same Opportunity
- D. Members, Same Opportunity
- E. Staff, Same Opportunity
- F. Adjournment